

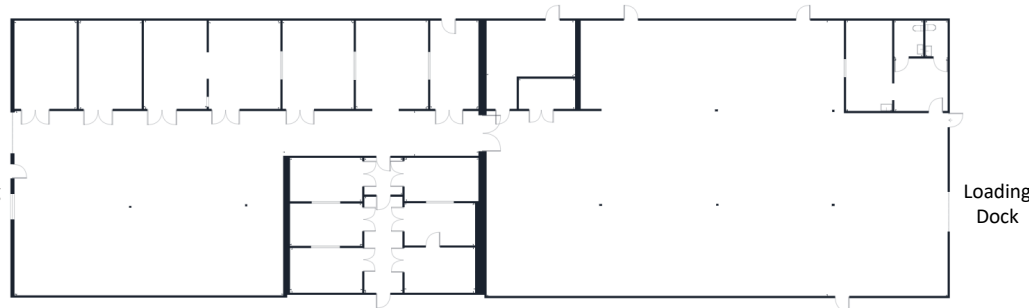


AVAILABILITY SUMMARY

±12,000 SF renovated industrial building in East Hanover. Significant renovations include new LED lighting, epoxy floors, new roof and four new HVAC units. With its prior use as an encapsulation facility, the site includes Two (2) heavy 3 Phase power services, is fully climate controlled, and can serve a variety of uses including manufacturing, warehousing, food and pharmaceutical.

The building naturally divides in half, for 2 units of 6,000 SF each with tailgate loading. 23 Car parking spaces service the site with the potential for surplus parking in the rear of the building.

The location is in close proximity to Routes 10, 280, 287, 80 and 46.



AVAILABILITY DETAILS

Total Size SF	±12,000 (divisible)
Warehouse/Production SF	±6,000 to ±12,000
Office	To Suit
Ceiling Height ±	11'
Loading Docks	2
Drive-in Doors	To Suit
Power Service 1	1200A @ 240V, 3P
Power Service 2	1200A @ 480V, 3P
Car Parking	23+ Spaces

19 West Street

East Hanover, NJ 07936

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